

CITY OF PALMETTO
PLANNING AND ZONING BOARD
FEBRUARY 18, 2016 – 5:30 P.M.

ELECTED OFFICIALS PRESENT

RANDY IABONI, Chair
JON MOORE, Vice Chair
SHARON TARMAN
EVE JOY
WILLIAM PRICE, III

STAFF PRESENT

SCOTT RUDACILLE, ASSISTANT CITY ATTORNEY
CHIEF TYLER, PALMETTO POLICE DEPARTMENT
DEBRA WOITHE, CITY PLANNER
KERA HILL, PLANNING TECHNICIAN



Chair Iaboni called the meeting to order at 5:30 PM.

All the persons intending to address the Planning and Zoning Board were duly sworn in.

1. SWEARING IN OF NEW PLANNING AND ZONING BOARD MEMBER, SHARON TARMAN

Oath of office was completed by Ms. Tarman.

2. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Price moved, Ms. Joy seconded, and the motion carried 5-0 to approve the February 18, 2016 Agenda.

3. APPROVAL OF MEETING MINUTES (TAB 1)

Motion: Mr. Price moved, Ms. Joy seconded, and the motion carried 5-0 to approve the December 17, 2015 Minutes.

4. PUBLIC COMMENT

None

5. CONDITIONAL USE PERMIT CU-2015-02 (D.WOITHE)

(TAB 2)

THIS IS A REQUEST FOR A CONDITIONAL USE PERMIT CU 2015-02 BY HOT SPINS 777, INC. LOCATED AT 1035 HASKO ROAD #102, PALMETTO, FL. HOT SPINS 777, INC. IS PROPOSING RECREATION AND AMUSEMENT SERVICES. THIS MATTER WAS REMANDED TO THE PLANNING AND ZONING BOARD BY THE CITY COMMISSION FOR FURTHER CONSIDERATION.

Presentation by Debra Woithe, City Planner

Mrs. Woithe stated that at the last Planning and Zoning Board, the board made their recommendation for this item. City Commission heard the recommendation on January 25, 2016. The item was carried over to February 1, 2016 in order for the City Attorney to prepare an Order for vote. During the February 1st meeting the public hearing was re-opened and several people spoke on behalf of Hot Spins. There were some uncertainties, such as number of computers and parking concerns. After discussion ensued, the item was remanded back to the Planning and Zoning Board for further consideration.

Mrs. Woithe stated that staff recently monitored the parking and at this time there doesn't appear to be a continued parking problem, but can't be sure that in the future there will not be.

There were discussions in regards to the State requirements for this type of business. The state requires the business to have 50 computers. Mrs. Woithe stated the applicant has stated that not all of these computers are in use. The applicant has chosen a IAPS type of license, but has agreed to not sell on site and to have this simply as a requirement from the State, which in returns allows the State to come in and monitor the business.

Attorney Rudacille stated that since Ms. Tartman was not present for the first meeting where the item was discussed, that she would abstain from voting.

Attorney Sohn spoke on behalf of the applicant and stated that recent changes have been made to the site to try and ensure safety. They do not have record of how many computers are being used. Staff observations done during a nineteen day period and only one time was there a parking issue, where less than five spots were available.

Public Hearing

Betty Sailes stated when she goes to the business that they have been asked to sign in and that she has not observed fifty people at the site at a time. During the super bowl, Ms. Sailes stated the nearby restaurant had taken up majority of the parking.

Denise Murray stated she works for Phalla and hasn't noticed any parking problems, that there is a sign in sheet as people come in to the site.

Gloria Taggart stated that the business is not that packed when she visits the location, that parking is really taken up by the nearby restaurant.

Mr. Moore wasn't present for the previous meeting and he abstained from voting.



Motion: **Mr. Price moved, Ms. Joy seconded, and the motion carried 2-1 to recommend denial based upon the evidence presented and finding the request to be inconsistent with the Comprehensive Plan and the Code of Ordinances of the request for CU-2015-02. Chair Iaboni voted to approve the request.**

6. Old Business

CURB APPEAL PROJECT UPDATE

Mrs. Woithe informed the Board of the contest winners for the first and second quarter. She also explained the great prizes and sponsors that have helped support the Curb Appeal Project.

7. New Business

CITY PLANNER TO INTRODUCE CHANGES TO CITY CODE FOR GENERAL FEEDBACK. ITEMS INCLUDE: HEIGHT RESTRICTIONS FOR ACCESSORY STRUCTURES, DURATION OF APPROVED SITE PLANS, CONDITIONAL USE OF SMALL SCALE MANUFACTURING, CONDITIONAL USE FOR HOME OCCUPATION

Mrs. Woithe went on to discuss some upcoming proposed code changes. Currently the code is requiring that all home occupational businesses go through a conditional use permit process. The plan is to remove the requirement for a conditional use permit for all home occupations in the code and to develop criteria for businesses that should be required to go through a conditional use process; due to the impact they may have on their neighbor. The code also states that a business cannot be conducted out of an accessory structure and the proposal is to change that and make it where it could be allowed.

Mrs. Woithe explained that there currently is a height restriction for an accessory structure of 15'. For sheds her recommendation would be to leave the requirement but for permanent structures, to have the height not exceed the principal structure.

Discussion ensued regarding the time expiration for construction site plans and the recommendation is to have the expiration be for one year and an option of up to two, one year extensions. The extension request would be done in writing and would be subject to approval.

8. Adjournment

Chair Iaboni adjourned the meeting at 7:30 PM.

Minutes were approved on: June 16, 2016 by The Planning and Zoning Board.